

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: August 12, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Mateo County Real Property Division (Real Property) pursuant to Government Code Section 65402 to determine if a proposed vacation (abandonment) of a portion of County Road right-of-way between 625 and 627 Glenloch Way (unincorporated Emerald Lake Hills) conforms to the County General Plan.

County File Number: GPC2026-00005

PROPOSAL

The County Real Property Division is requesting, pursuant to Government Code Section 65402, determination of whether vacation of a segment of right-of-way between 625 and 627 Glenloch Way conforms to the County General Plan.

RECOMMENDATION

Find and determine that the proposed vacation of the right-of-way between 625 and 627 Glenloch Way (APN 068-021-170 and 068-021-160), as shown on the map in Attachment B, conforms to General Plan Policy 12.23 and is consistent with all other policies of the County General Plan.

BACKGROUND

Report Prepared By: Katie Faulkner, Planner III

Applicant: San Mateo County Real Property Division

Owner: Petryk Adam Jay Trust

Public Notification: 10-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in the San Mateo Times for general public circulation

Location: Right-of-way proposed for vacation is between 625 and 627 Glenloch Way in unincorporated Emerald Lake Hills

APN(s): Right-of-way proposed for vacation is between APN 068-021-170 and 068-021-160

Size: Approximately 10 feet by 222 feet

Existing Zoning: Residential Hillside District/Design Review District (RH/DR)

General Plan Designation: Low Density Residential

Local Coastal Plan Designation: N/A

Sphere-of-Influence: Redwood City

Williamson Act: N/A

Existing Land Use: Right-of-way is currently unused between two residential structures

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Emerald Lakes Sewer District

Flood Zone: N/A

Environmental Evaluation: General Plan Conformity analysis is not a project, per CEQA Guidelines Section 15378.

Setting: The area of is characterized by low intensity single-family hillside development

DISCUSSION

A. KEY ISSUES

1. Project Description

The Real Property Services Division is requesting, pursuant to Government Code Section 65402, determination of whether vacation of a segment of a 10-foot right-of-way between 625 and 627 Glenloch Way conforms to the County General Plan. The 10-foot-wide area of land was originally dedicated to public use on a subdivision map and accepted by the Board of Supervisors by the language appearing on the Highlands of Emerald Lake Subdivision Map recorded in March 1929.

The 10-foot right-of-way connects to Glenloch Way to the south, with fence in between the subject right-of-way and Glenloch Way. To the north the subject right-of-way connects to two other segments of 10-foot right-of-way and the border of Edgewood County Park. The subject right-of-way slopes downward from Glenloch Way towards Edgewood County Park.

2. General Plan Analysis

The proposed right-of-way vacation implicates General Plan Policy 12.23 Vacation of County Streets and Easements, which states: “In reviewing requests for sale, vacation, or abandonment of County streets, rights-of-way, or easements, consider the following: a. whether access is available to existing parcels and developed areas adjacent to the subject area, or possible future development based on adopted area plans; b. whether the area to be vacated is not required for public transit use based on adopted plans; and c. whether the area to be vacated is not suitable for nonmotorized use.”

The proposed vacation would not impact access to existing parcels, as all adjacent parcels have access to either Glenloch Way or Sylvan Way.

The proposed vacation would not impact public transit use, as the 10-foot right-of-way is not suitable for a roadway based on its size and steep grade, and therefore not suitable as a route for public transit. Additionally, there are no bus routes on Glenloch Way or Sylvan Way, per the SamTrans Bus Route Map. The subject right-of-way is not near any other transit providers, such as Caltrain or BART.

The subject right-of-way may be suitable for nonmotorized use such as a set of stairs connecting Glenloch Way to the Edgewood County Park parcel, and/or as a shortcut from Glenloch Way and Sylvan Way. However, there are currently no Edgewood County Park trails near the subject right-of-way, so there is limited potential for connections. The Edgewood Park Master Plan does not show any authorized trails in the vicinity of the subject right-of-way. The San Mateo County 2001 Trails Plan does not show any proposed or existing trails in the vicinity of the subject right-of-way. Neither the 2021 C/CAG San Mateo County Comprehensive Bicycle and Pedestrian Plan nor 2021 Unincorporated Active Transportation Plan include any bicycle or pedestrian recommendations for the subject right-of-way, Glenloch Way, or Sylvan Way. Neither the County’s Parks and Recreation Department nor the Public Works Department had any objections to the proposed right-of-way vacation.

The 1985 Area Plans Summary of the Emerald Lake Hills Community Plan includes a potentially relevant goal from the Conservation Open Space Element of that plan: "Preservation of Trail System: Preserve and add to the existing informal trail system for hiking, horse riding, and bicycling." The Conservation and Open Space background section explains "A network of trails is also a high priority item for Emerald Lake Hills. Hiking, horseback and bicycle riding, popular activities, require a system of trails. Many of the trails, however, developed on the original subdivision map have never been improved, marked or maintained. They should be protected, where possible, from new development that would prevent their use."

The 1995 amendment to the Emerald Lake Hills Community Plan revised the "Roads-Parking-Trails" chapter of that plan. The background section of that amendment includes some relevant information on Pedestrian Travel: "Many of the original Emerald Lake Hills subdivision maps included 10-foot-wide strips of land intended for pedestrian trails traversing the area. However, in most subdivisions, they were never accepted for dedication by the County and have never been improved, marked or maintained for that purpose. Very few of the originally mapped trails are in use today; most are too steep, overgrown with brush, or blocked off by fences placed by neighboring property owners. However, many have been identified as public utility easements. Many others have been legally abandoned, reverting full title to the adjacent property owner(s). The legal status of each of the remaining trails is unknown. However, those currently in use should be protected from new development that would prevent their use." The subject right-of-way is not currently in use.

The vacation of the easement would cause all public easement rights to be extinguished and merged with the ownership rights to the middle of the right-of-way apportioned to the surrounding parcels. Cal. Str. & Hwy. Code § 8350. The rights of surrounding property owners provided by private easements would not be extinguished by such an action, Cal. Str. & Hwy. Code § 8532(a) but may be subject to extinguishment under other potentially applicable laws. Rights of access provided by subdivision maps depicting the road right-of-way would be extinguished by the vacation except for a private easement of ingress and egress from or to the former street to their lot. Cal. Str. & Hwy. Code § 8353(a). The net effect is that the legal right for the general public to traverse the segment of right-of-way arising from its depiction on a subdivision map and dedication to public use would cease to exist, but that any right to traverse arising from other legal documents and relationships may be unaffected depending on its origins.

The existing General Plan Land Use designation for the former easement area, as well as the existing zoning, would persist, and all development would continue to be regulated by these designations.

B. ALTERNATIVES

The alternative to a finding of conformity with the General Plan is for the Planning Commission to find that the vacation does not conform to the policies of the County General Plan.

C. ENVIRONMENTAL REVIEW

Analysis of conformity of the vacation of the easement is not a project under the California Environmental Quality Act and requires no review.

D. REVIEWING AGENCIES

County Attorney's Office

ATTACHMENTS

- A. Recommendation
- B. General Plan Conformity Request by Real Property Division, including location maps



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDATION

Permit or Project File Number: GPC2026-00005 Hearing Date: August 12, 2026

Prepared By: Katie Faulkner, Project Planner For Adoption By: Planning Commission

RECOMMENDATION

Find and determine that the proposed vacation of the right-of-way between 625 and 627 Glenloch Way (APN 068-021-170 and 068-021-160), as shown on the map in Attachment B, conforms to General Plan Policy 12.23 and is consistent with all other policies of the County General Plan.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

DATE: June 24, 2026

TO: County of San Mateo
c/o
Planning Division

FROM: Caroline Shaker
County of San Mateo
County Executive's Office, Real Property Services Division

SUBJECT: Request for Determination of Conformity with the County of San Mateo's General Plan
for the County's Proposed Vacation of a segment of an unused 10-foot alley way
located between Lots 13 (commonly known as 625 Glenloch Way) and 14 (commonly
known as 627 Glenloch Way), Block 704, Highlands of Emerald Lake Subdivision,
pursuant to California Streets and Highways Code Section 8330 et seq, in
Unincorporated San Mateo County, Pursuant to Government Code Section 65402

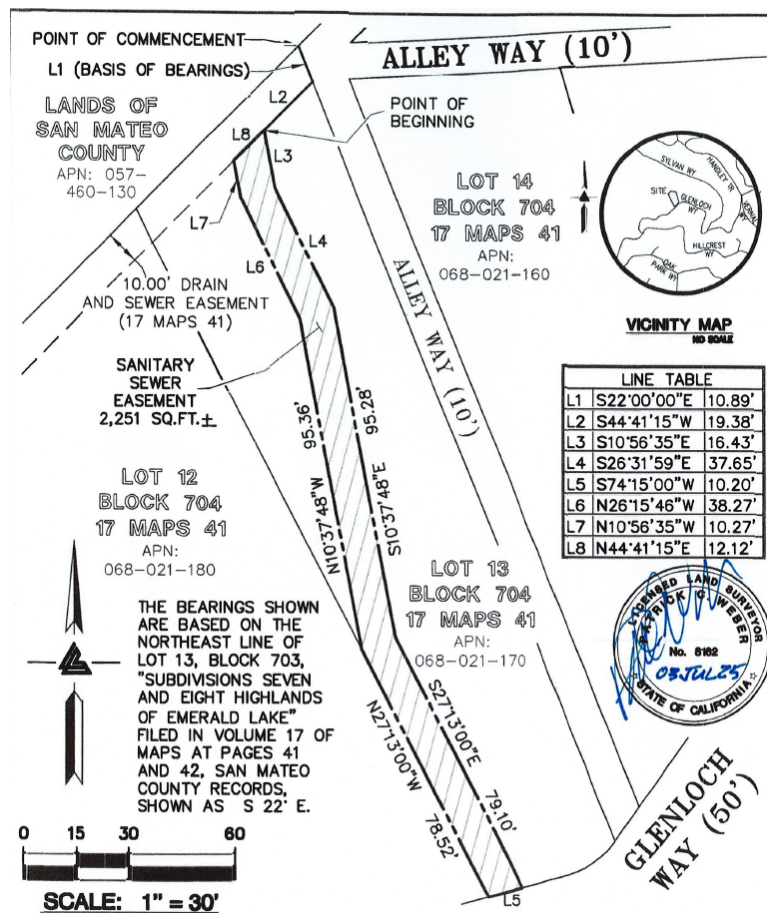
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In accordance with Government Code Section 65402, the County of San Mateo requests a determination as to the conformity with the County of San Mateo's General Plan of the proposed vacation of a segment of an unused 10-foot alley way as described below.

LOCATION: The 10-Foot wide area of land was originally dedicated to public use on a subdivision map and accepted by the Board of Supervisors by the language appearing on the Highlands of Emerald Lake Subdivision Map recorded in March 1929 in 17 R.S.M. Page 42, as signed by the Clerk of the Board on April 1, 1929, of Official Records (hereinafter the "Alley Way") and is located between Lots 13 (commonly known as 625 Glenloch Way) and 14 (commonly known as 627 Glenloch Way), Block 704, Highlands of Emerald Lake Subdivision concurrently with a dedication of sanitary sewer easement over Assessor's Parcel Number 068-021-170 625 Glenloch Way, ("Adjacent Property") situated in unincorporated San Mateo County; Emerald Lake Heights Sewer Maintenance District described in this Memorandum by the County of San Mateo, presently zoned as RH/DR Residential District/Residential Density.



The present zoning of the Property is RH/DR Residential District/Residential Density.



EXTENT: a segment of an unused 10-foot alley way, located between Lots 13 (commonly known as 625 Glenloch Way) and 14 (commonly known as 627 Glenloch Way), Block 704, Highlands of Emerald Lake Subdivision. The proposal necessitating this report is for vacation of public interests only; no private property interests conveyed by the subdivision are intended to be affected by this action.

PURPOSE: Certain sanitary sewer lines, force mains, pipes, manholes, and related appurtenances ("Sewer Facilities") were installed and constructed within a portion of the Assessor's Parcel Number 068-021-170, 625 Glenloch Way ("Adjacent Property") in accordance with specifications of the District. The current owners of record of the Adjacent Property will dedicate a new sewer easement to the Emerald Lake Heights Sewer Maintenance District ("Easement") which will provide the necessary coverage for the existing Sewer Facilities. The County's proposed use of the new Easement is to house and facilitate the existing sewer main, existing residential use and no change in current land uses is contemplated at this time.

In accordance with Government Code Section 65402, the County of San Mateo hereby requests that a finding be made by the County of San Mateo's Planning Commission as to whether the County's proposed vacation of the Alley Way and acceptance of the Sanitary Sewer Easement by the Emerald Lake Heights Sewer Maintenance District would be in conformity with the County's applicable General Plan. Please forward the findings to me at the address above.

Thank you for your consideration.